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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Cheri D. Charles a/k/a Cheri D. Fletcher, 601 Tanglewood Dr., Manchester, IA 52057

Taxpayer: Cheri D. Charles a/k/a Cheri D. Fletcher, 601 Tanglewood Dr., Manchester, IA 52057

Preparer: Daniel H. Swift, Swift Law Firm, 108 N. Madison St., PO Box 207, Manchester, IA 52057, (563) 927-4901



TRUSTEE WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, the Charles Family Revocable Trust dated November 5, 1998, as amended by the First Amendment to Charles Family Revocable Trust dated April 11, 2013, does hereby Convey to Cheri D. Charles a/k/a Cheri D. Fletcher, as sole beneficiary, the following described real estate in Delaware County, Iowa:

The West one-fourth (W $\frac{1}{4}$) of that tract of land described as follows: Commencing at a point one (1) rod North of the Southwest corner of Lot One Hundred Three (103), Henry Acres' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1, thence North nineteen (19) rods to center of West end of forty (40) foot street on North side of said Lot One Hundred Three (103), thence West forty two (42) rods, one (1) foot, nine (9) inches, thence South nineteen (19) rods to North line of two (2) rod road on South side of this land, thence East forty two (40) rods, one (1) foot, nine (9) inches to beginning, being a part of the South one-half (S $\frac{1}{2}$) of Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., also Parcel 'K' Part Of Lot 1, Railroad Addition & Part Of The NW $\frac{1}{4}$, SE $\frac{1}{4}$, NW $\frac{1}{4}$, Sec. 29-T89N-R5W, All in Manchester, Delaware County, Iowa, according to Plat of Survey (Amended) recorded in Book 2000, Page 38

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

(Subject to Real Estate Declaration of Value Exemption
Section 428A.2(11) & (21))

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

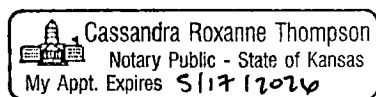
Dated: October 29, 2024.

CHARLES FAMILY REVOCABLE TRUST
DATED NOVEMBER 5, 1998, AS AMENDED
BY FIRST AMENDMENT TO CHARLES
FAMILY REVOCABLE TRUST DATED
APRIL 11, 2013
(Grantor)

Rhonda Kay Jantzen TTE
Rhonda Kay Jantzen, Sole Surviving Trustee of
the Charles Family Revocable Trust dated
November 5, 1998, as amended by the First
Amendment to Charles Family Revocable Trust
dated April 11, 2013

STATE OF KANSAS, COUNTY OF LYONS

This record was acknowledged before me on this 29th day of October 2024, by Rhonda Kay Jantzen as Sole Surviving Trustee of the Charles Family Revocable Trust dated November 5, 1998, as amended by the First Amendment to Charles Family Revocable Trust dated April 11, 2013.



Cassandra Roxanne Thompson
Signature of Notary Public